



Master Property Management Association

Board Meeting Minutes - DRAFT

July 28, 2021, SonBridge

**VGC Board of Directors – Linda Olson, Dick Cook, Marie Evans,
Denise Bartlow, Joyce Beecroft, Jeanne Joyal**

Guests – Donna Fisher, Kay Paulsen, Rex and Dorothy Wallace, Ray Goff, Michele Wollert, Chuck Boyd, John Jaso, Liz Heisler, Daryl Schreiner.

Quorum Call Present – Linda Olson, Dick Cook, Marie Evans, Denise Bartlow, Joyce Beecroft, Jeanne Joyal.

Workshop – Marie gave a brief review of the member survey indicating that 157 were reflected in this report, with 160 approved returned, out of 240 members. This is an outstanding return rate, with the board feeling that this gives solid feedback of the members feelings and wishes. **See attached document of the survey follow up report.** Marie pointed out one area that had not been addressed, and that was alley parking. Alleys will need to be addressed in any new parking plan, as the alley can become impassable when two cars park in their driveways. This is also a concern for emergency vehicles that may need access. A guest suggested that alley driveway parking be limited to parallel parking to increase space. A question from a guest asked if trees could be trimmed along GVW so that light from light posts would illuminate sidewalks better for night walkers. Currently that is in the schedule to finish completion. The trees from the Gazebo to Larch have had their canopy raised, allowing for more light onto the sidewalks from the posts. The trees from the Gazebo to the clock tower are scheduled to be done next. In addition, as the bulbs burn out they will be replaced with LED bulbs which emit a brighter light. Daryl indicated that Village 6 is having difficulty with cars parking on both sides of the street. He asked if there can be some type of notice written up that could be placed on car windows reminding the driver to use only the posted side of the street. It was pointed out that some of the park only this side of street signs are missing.

Minutes – June 23, 2021, minutes were presented. Marie made a motion to accept the minutes as presented. Joyce seconded the motion. **Motion passed unanimously.**

Financial Report – Marie indicated we are currently on target for budget. Our delinquency rate is very low in comparison to other HOA's. Our 2021 budget has a built-in cushion for higher water bills, which is anticipated. She did a review of the **Utility** line, which has a \$35,000 budget for the year. What utilities does master board pay for? There is electricity for running the irrigation and the pumps in the ponds. There is the electricity for the street lights. A small natural gas bill for an emergency pump backing up a sump pump used for high ground water. Marie also reviewed the **Water Allowance** line, which eliminates duplicate charges to individual Villages for common areas watering, and reimburses the Village. Marie made a motion to accept the financial report as written. Dick seconded the motion. **Motion passed unanimously.**

Committee Updates –

- **Safety/Security** – Denise reported for Safety/Security. The committee extended thanks to Ray for completion of concrete replacement in two locations along SOC trail, increasing walker safety. In addition, Ray worked with the Walla Walla Housing Authority to have the pathway after bridge four cleared of overgrown weeds, again increasing walker safety. Plans are being made to finish cross walk painting in two additional spots, at the end of the summer. At the same time, current crosswalks will be repainted.
- **Social/Welcome** – Joyce reported that due to extreme heat the Garden Tour was cancelled. It will be planned next year for mid-June. The informal gathering for Fourth of July fireworks was also cancelled due to heat, and the cancellation of any fireworks in College Place. The committee will be meeting on August 11th, to plan for fall events. Joyce indicated that since the inception of the welcome committee, approximately 24 welcome contacts have been made to new residents. Welcome bags include an assortment of small local gifts, an Andy's gift card and a copy of the Villages Handbook.
- **Common Grounds** – Please see **VGC Common Area Maintenance/Landscaping Update** that is attached for full report. Ray talked of project delays due to Ike's health condition. He has plans to meet with Ike to determine the status of the West Pond project, irrigation, and Ike's health. Ray pointed out that there is now an infection of puncture vine around the over flow parking lot. This noxious weed contains the goats heads thorns that cause so much damage. The landscaping crew is working to remove it. A question was asked by a guest about the piles of landscaping debris and who is responsible for picking them up. Ray indicated that normally the landscaping crew has a schedule of every three weeks to pick up and remove those, but due to Ike's illness that has not happened. The board asks for patience, as this situation is worked through.
- **CCR** – Dick presented the status and timetable of the proposed CCR's and Bylaws. He indicated that these documents will be posted on the website for review and feedback by members. The timetable for feedback to be completed is August 31. In September and October individual village meetings will be held to review with members. He reminded meeting attendees that this process was originally begun on the recommendation of our attorney who pointed out the current documents were old, outdated and did not reflect current HOA laws. A cover letter will be emailed to members instructing them to review the documents on the website. Linda stressed the need for education, and the importance to communicate with all members, reminding them the current documents were designed

for developer control, and that is no longer valid. Question from Charles, asking if the LUS and CCR's are the same. Marie answered that the current covenants give power to ARC for decisions, and the previous leader of ARC was the builder. The new covenants will give more control to the members. Ray also emphasized the need for education, noting that there are 24 new residents in the last 2 years. Dick stated the need for small Village meetings, and that the new covenants will tell who we are and where we want to go. Linda stressed the need for individual Villages to take charge of education of the members.

- **ARC** – Linda pointed out a correction to the agenda where Joyce was listed as an ARC member, it should have been Jeanne Joyal who is the member of this committee. Beth Pinkers introduced the new members of the committee, having been formed for about one month. They have addressed some simple questions on painting, landscaping, and RV parking. The committee plans on making decisions as a group. They are currently working on a listing of approved landscaping plants to go in front yards. Donna asked what their goals were for upgrading common areas. Beth indicated to the extent of what is within their control they will be putting together a list of projects and timeline, and intend to complete the projects.

Member Comments – Michelle stated that she had spoken to the College Place City Council, asking if they were working towards a short-term rental restriction for the city, like what Walla Walla has done. She had a response from the mayor who said they were tracking Vrbo's and Airbnb's, but that the city has not risen to concern levels yet. Michele is hoping that the city will come thru with an ordinance, as these types of rentals change the neighborhood. It will become a problem now that Walla Walla has put on restrictions, as it will move them to College Place.

Resignation – Linda informed the participants that Jim Murphy has resigned his board position as of July 1, 2021. She voiced appreciation for the three and half years he was on the board, and the work he did with ARC after taking over from the developer.

Calendar – The next board meeting will be on August 25, 2021, at SonBridge.

Executive Session – Marie made a motion to leave the board meeting and go to Executive session for the purpose of discussing legal, delinquencies, and personnel. Linda seconded the motion. **Motion passed unanimously.** No action taken during executive session. Marie moved to come out of executive session and Linda seconded it. **Motion passed unanimously.**

Adjournment – Linda adjourned the meeting.

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